

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Forest Road, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$930,000

Median sale price

Median price \$1,105,000

House

X

Unit

Suburb

Forest Hill

Period - From 01/10/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	44 Lee Ann St FOREST HILL 3131	\$980,000	20/08/2017
2	18 Sherman St FOREST HILL 3131	\$976,000	19/08/2017
3	28 Quentin St FOREST HILL 3131	\$929,700	01/02/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



44 Lee Ann St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$980,000

Method: Private Sale

Date: 20/08/2017

Rooms: 4

Property Type: House

Land Size: 606 sqm approx



18 Sherman St FOREST HILL 3131 (REI)

Agent Comments

2 1 2

Price: \$976,000

Method: Auction Sale

Date: 19/08/2017

Rooms: -

Property Type: House

Land Size: 592 sqm approx



28 Quentin St FOREST HILL 3131 (REI)

Agent Comments

3 1 1

Price: \$929,700

Method: Private Sale

Date: 01/02/2018

Rooms: 5

Property Type: House (Res)